



This three bedroom semi detached house has come to the market with no forward chain. Comprising of an entrance hall, open plan lounge/diner and fitted kitchen with access to the rear garden on the ground floor. The upper level offers three bedrooms and a family bathroom. This property located in a cul-de-sac would be a perfect first time buyer purchase. Billingham Town Centre and schools are all close by Kilnwick Close. The property externally has a garage, generous driveway and gardens to the front and rear mainly laid to lawn.

Kilnwick Close, Billingham, TS23 3NJ

3 Bed - House - Semi-Detached

£140,000

EPC Rating: C

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Kilnwick Close, Billingham, TS23 3NJ



ENTRANCE HALLWAY

3'8 x 6'3 (1.12m x 1.91m)

Front door, laminate flooring and radiator.

LOUNGE

13'2 x 12'4 (4.01m x 3.76m)

Double glazed window to front aspect, carpet, radiator and storage cupboard, archway to dining room.

DINING ROOM

10'11 x 8' (3.33m x 2.44m)

Archway to lounge, laminate flooring and radiator.

KITCHEN

10'10 x 7'5 (3.30m x 2.26m)

uPVC door to rear aspect, double glazed window to side aspect, window to rear aspect and spot lights.

LANDING

Double glazed window to side aspect, carpet and loft access.

BEDROOM ONE

8'9 x 12'1 (2.67m x 3.68m)

Double glazed window to front aspect, fitted wardrobes, carpet and radiator.

BEDROOM TWO

9'8 x 9'2 (2.95m x 2.79m)

Double glazed window to rear aspect, carpet, radiator and storage cupboard.

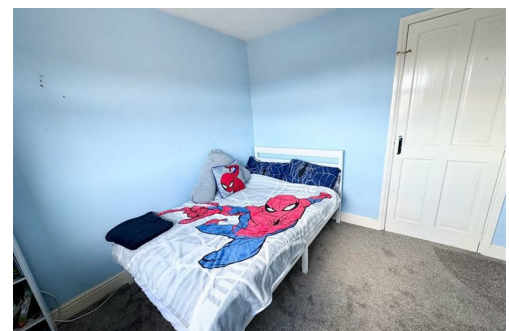
BEDROOM THREE

Double glazed window to front aspect, low level bulk head, radiator and carpet.

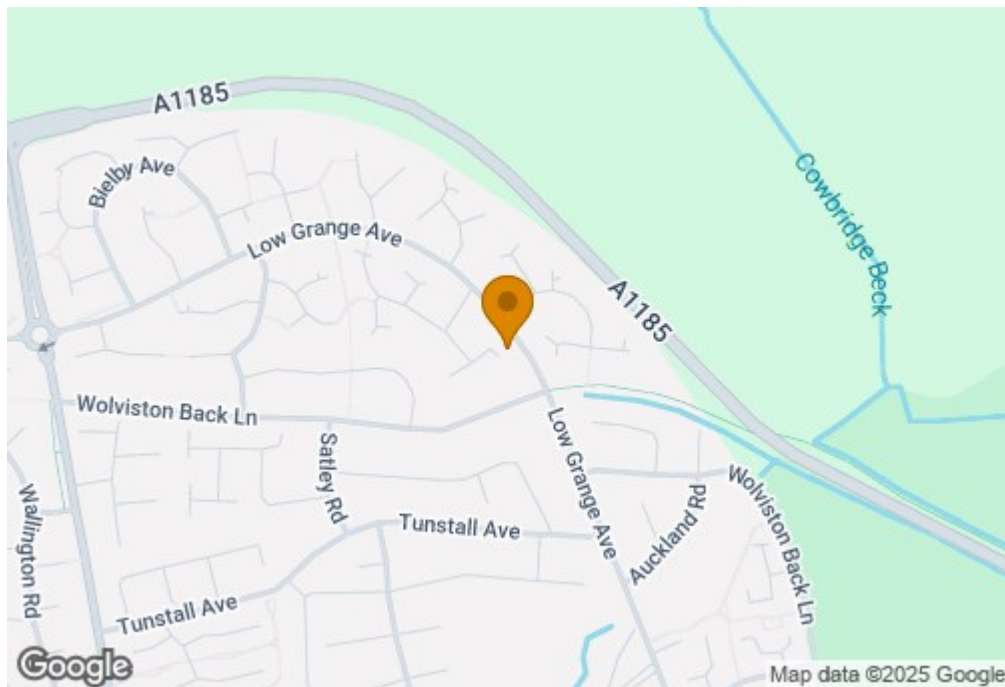
BATHROOM

6'1 x 6'1 (1.85m x 1.85m)

Double glazed window to rear aspect, bath, wash hand basin, WC, heated towel rail and spot lights.



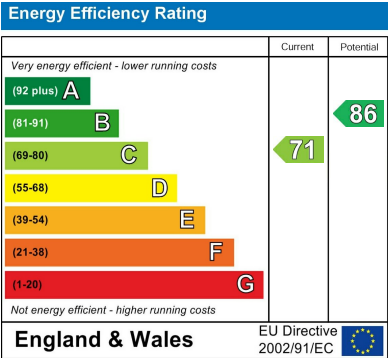
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



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